

<b>PETITION NUMBERS:</b>	0805-DP-06
<b>APPROXIMATE ADDRESS:</b>	734 East 169 <sup>th</sup> Street
<b>PETITIONER:</b>	Indiana Brick Corporation / Keeler-Webb
<b>REQUESTED ACTION:</b>	Development Plan Review and Site Plan Review of an addition to an existing manufacturing facility.
<b>CURRENT ZONING:</b>	OI
<b>CURRENT LAND USE:</b>	Manufacturing
<b>ASSOCIATED PETITIONS:</b>	0805-SIT-05
<b>EXHIBITS:</b>	1. Staff Report, WCD, 05/19/08 2. Petitioner's Exhibits, 05/07/08

### **PETITION HISTORY**

0110-DP-26 / 0110-SIT-24	Development Plan and Site Plan review of the development of the Custom Cast Stone concrete manufacturing and fabrication facility.
95-Z-16	Change in zoning from AG-SF-1 to OI.
95-Z-19	Change in zoning from AG-SF-1 to OI.

### **PETITION HISTORY**

- The May 19, 2008 Advisory Plan Commission Meeting represents the first public hearing for the proposed Indiana Brick facility expansion.
- This item previously appeared before the APC at the May 5, 2008 Workshop Meeting.

### **PROCEDURAL**

- Notification of the May 19, 2008 public hearing was provided to abutting property owners in accordance with the Rules of Procedure on May 9, 2008.
- Notice of the May 19, 2008 public hearing was posted to the City web site and at City Hall, and published in newspapers of general circulation in accordance with the Rules of Procedure.
- Development Plan Review requires a Public Hearing.
- Approval of a Development Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district or applicable PUD, any Variances associated with the site, and any Commitments associated with the site.
- The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner.
- Any denial must be justified in writing on the accompanying Finding of Fact sheet.



## **STAFF INTRODUCTIONS**

The proposed Development Plan Review and Site Plan approval would provide for the expansion of an existing brick manufacturing facility, as well as the construction of office and showroom space associated with the brick manufacturing occurring at the subject site.

The subject site is comprised of two parcels, and consists of approximately 15.63 acres. The parcel improved with the existing facility consists of approximately 5.03 acres. The unimproved parcel consists of approximately 10.6 acres. The total acreage impacted by the proposed expansion consists of approximately 4.4 acres.

The subject site abuts the public rights-of-way of 169<sup>th</sup> Street to the south and Oak Ridge Road to the west. The existing facility is currently accessible from both public rights-of-way through private drives.

This development plan complies with the applicable OI zoning standards. No waiver requests are associated with this petition. The property in question is not located within any overlay zone. The subject site is not being subdivided, and is therefore not subject to the terms of the Subdivision Control Ordinance. The subject site complies with all provisions of 16.04.165 Development Plan Review.

The use of the subject site is consistent with the recommendation of the Comprehensive Plan.

## **DP REQUIREMENTS**

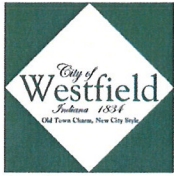
### **Site Access & Circulation**

Proposed access to the subject site has been reviewed by WCD, WPWD, and WFD. Revised plans submitted on 05/07/08 depict the proposed northern access drive as aligned with the entrance to Mapleton at Countryside, depict the required 8' asphalt multi-use path within the right-of-way, and include internal pathways for pedestrian circulation. The proposed site access and circulation would be acceptable, and should be approved.

### **Landscaping**

The report provided for the May 5, 2008 Workshop report identified several deficiencies in the categories of road frontage trees, buffer yard trees and shrubs, perimeter parking lot plantings, and on-site plantings. Amended landscaping plans were submitted on May 7, 2008. These plans depict compliance in the above categories. The submitted landscaping plan is compliant with the terms of the Landscaping ordinance as reflected in the tables below, and should be approved.





Road Frontage	Approximate Length	Required	Shown	+/-
Oak Ridge Road	320'	8	8	+1

Buffer	Approximate Length	Required	Shown	+/-
Trees @ 1/30'	320'	11	11	-
Shrub @ 5/30'	320'	54	100	+46

Perimeter Park	Approximate Length	Required	Shown	+/-
Trees @ 1/30'	300'	10	11	+1
Shrub @ 1/3'	300'	100	100	-

On Site	Plant / Acre	Required	Shown	+/-
Shade Tree	5 / AC	22	22	-
Orn / Evergreen	5 / AC	22	22	-
Shrubs	25 / AC	110	120	+10

#### Lighting

The submitted lighting plans provide a detail of the proposed wall fixture demonstrating compliance with the “downward-shielded” provisions of the Lighting Standards. Photometric “footprint” information provided with the wall fixture detail demonstrates compliance with the maximum emission standard for abutting property lines. No pole lights are proposed. The submitted lighting plan is compliant with the terms of the Lighting standards, and should be approved.

#### Signage

The submittal does not propose any signage.

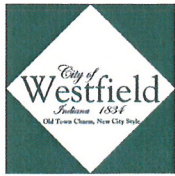
#### Building Orientation & Materials

The submitted site plans and elevations depict compliance with the Building Materials and Building Orientation standards of WC 16.04.165 – DPR.

#### Plan Documentation

Pending compliance with any conditions, the petitioner will have provided the required documents.

Required Plan	Original	Amended	Status
Site Plan	04/08/08	-	Compliant
Demolition Plan	N/A	-	N/A
Location Map	04/08/08	-	Compliant



Landscape Plan	04/08/08	05/07/08	Compliant
Lighting Plan	04/08/08	-	Compliant
Building Elevations	04/08/08	-	Compliant
Access & Circulation	04/08/08	05/07/08	Compliant

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	03/03/08	Compliant
Fees	04/08/08	Compliant
Legal Description	04/08/08	Compliant
Consent Form	04/08/08	Compliant
Contact Sheet	04/08/08	Compliant
TAC	04/22/08	Compliant
Notice - Sign on site	05/09/08	Compliant
Notice- Newspaper	05/09/08	Compliant
Notice -Mail	05/09/08	Compliant
Submit Revisions	05/07/08	Compliant

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*AFS*